



**Benton County Planning Board
Public Hearing
Technical Advisory Committee Meeting**

November 19, 2014

6:00 PM

Benton County Administration Building
215 East Central Avenue, Bentonville AR

**Planning
Board
Approval:**

12/3/14

Meeting Minutes

PUBLIC HEARING:

Call to Order: The meeting was convened at 6:00 PM by Planning Board Chair Starr Leyva.

Roll Call: Starr Leyva, Ron Homeyer, Ashley Tucker, Rick Williams, Jim Cole, Mark Curtis, and Sean Collyge were present.

Staff present: Administrator of General Services – John Sudduth, Planning Director – Kevin Gambrill, Senior County Planner – Mike McConnell and County Planner - Taylor Reamer were present.

Public Present: 6 members of the public were present. (See attached sign in sheet for additional information).

Disposition of Minutes: Mr. Cole moved to approve the November 5, 2014 Planning Board Meeting Minutes. The motion was seconded by Mr. Tucker. The motion carried 7-0.

General Public Comment: None

Old Business: None

New Business:

- A. Barbian Variance, #14-483, 22432 Bozarth Cemetery Rd., Gentry AR 72734**
Represented by Louis Barbian, 22432 Bozarth Cemetery Rd., Gentry AR 72734

Staff Report: The applicant, Louis Barbian, proposes a minor subdivision to split the existing 25.00 acre parcel into two (2) tracts. Proposed tract one (1) would be 1.22 acres in area, and contain the existing residence and associated structures. Proposed tract two (2) would be 23.78 acres, containing the residual lands and be vacant / unimproved. To proceed with the minor subdivision application a building to property line setback variance is required. The existing residence on the subject parcel is completely within the required 10 foot side yard building to property line setback.

The applicant is requesting a 0 ft. side yard building to property line setback in lieu of the required 10 foot setback to accommodate the existing residence.

On August 29, 2014 the applicant provided a variance request.

Board Comment:

Mr. Tucker asked if the house was actually right on the property line.

Mr. Barbian stated the house was not directly on property line, within one foot of property line.

Ms. Leyva asked if the roof overhang was on applicant's property.

Mr. Barbian confirmed that the roof overhang was contained within his property.

Mr. Williams asked if the property was on septic and where the septic fields were located.

Mr. Barbian stated the property is on septic and the septic lines were on the north side of his home.

Public Comment:

Pete Hankins, 22490 Bozarth Cemetery Rd., Gentry AR 72734

Mr. Hankins asked what affect the variance will have on his property.

Ms. Leyva asked where Mr. Hankins' property was in relation to the variance.

Mr. Hankins stated to the west.

Staff stated the variance will not affect Mr. Hankins' property.

Leon Wilmoth, 20923 Safari Rd., Gentry AR 72734

Mr. Wilmoth asked why the tract split had come in front of the Planning Board.

Ms. Leyva stated that the variance must come in front of the Board, the tract split would not have come before the board if not for the need of a variance.

Mr. Tucker stated that this variance will legitimize the property.

Mr. Cole stated the variance will benefit the title of the property as well.

Vote: Mr. Cole moved to approve the Barbian Variance request. The motion was seconded by Mr. Williams. The motion carried 7-0.

Public Hearing adjourned at 6:15pm.

TECHNICAL ADVISORY COMMITTEE

Call to Order: 6:15 pm

Old Business: None

New Business:

- A. Hernandez, Anima, Ramos Variance #14-518, 16099 Wilson Court, Rogers AR 72756**
Represented by Willie Gamez, 903 W Mulberry St., Rogers AR 72756 and Maria Ramos, 803 N 10th St., Rogers AR 72756

Staff Report: The applicant, Lilia Gamez, proposes a minor subdivision to split 6.18 acres into three new tracts: Tract A-1 (2.08 acres), Tract A-2 (2.06 acres), and Tract A-3 (2.04 acres). To proceed with the tract split application, a building-to-property line variance is required. The existing residence (16099 Wilson Court) on the subject parcel is within the required 10 foot side yard building to property line setback, and is shown on proposed Tract A-1. The existing accessory shed structure labeled 'A' on the submitted survey plat is completely within the required 25 foot front building-to-property line setback for proposed Tract A-1. The

two accessory shed structures labeled 'B' on the submitted survey plat is completely within the required 25 foot front building-to-property line setback for proposed Tract A-3.

The applicant is requesting the following variances for the property:

- 7.7 ft. side yard building to property line setback in lieu of the required 10 foot setback to accommodate the existing residence addressed 16099 Wilson Court.
- 0 ft. front building to property line setback in lieu of the required 25 foot setback to accommodate the shed (labeled 'A' on site graphic) for proposed Tract A-1.
- 0 ft. fronting building to property line setback in lieu of the required 25 foot setback to accommodate the two shed structures (labeled 'B' on site graphic) for proposed Tract A-3.

On October 13, 2014 the applicant provided a variance request.

Board Comment:

Mr. Tucker asked if the shed structures were on skids to move them.
Mr. Gamez stated they were not on skids.

Ms. Leyva asked where the locations of the septic systems were for each residence.
Staff stated there were two permits for the property.

Mr. Tucker asked if there were two or three septic systems.
Mr. Gamez stated all three had septic permits.

Mr. Cole asked when the residences were built.
Mr. Gamez stated when the property was purchased in 1997 the residences were already on site.

Ms. Leyva asked if the applicant if they had contacted the Arkansas Health Department to start the Subdivision or Trailer Park review process with the health department.

Ms. Ramos stated she had not contacted the health department.

Ms. Leyva stated that the Arkansas Health Department subdivision or trailer park review would need to be completed; the notes on the existing septic permits stated only two septic systems would be permitted. The health department requires the review 3 or more lots any less than 3 acres.

Mr. Tucker stated the Arkansas Health Department approval could be a condition of plat approval.

Ms. Leyva asked if there was any comment from Fire Marshal or Roads Department.
Staff stated there were no comments from either agency.

B. Bull Site Plan Review, Straightline Automotive, #14-506, 9151-9143 Greenhouse Rd., Bentonville AR 72712

Represented by Ross Bull, 9143 Greenhouse Rd., Bentonville AR 72712

Staff Report: Ross Bull, applicant and property owner for Straightline Automotive, is proposing to construct a 3,330 sf commercial structure, in which 2,580 sf +/- would be used for a 6 bay automotive repair shop, with the remaining 750 sf used for office / administrative functions for the business. The property is currently improved with an existing, 1,684 sf dwelling, and an existing 684 sf accessory building. The accessory building would be used as part of the business, but for storage purposes only. Primary vehicular access is provided via an existing asphalt drive extending westward from the public ROW (Greenhouse Rd) to the existing dwelling. This drive would serve the proposed business, only, with vehicular access to the existing

dwelling provided via a proposed secondary access point approximately 60 +/- ft. to the north of the current ingress/egress point. Sewerage would be disposed of via a temporary connection to the existing private septic system. Eventual connection to public sewer will be made via an extension line stemming from the adjacent subdivision now under construction.

To date, the following items are outstanding:

1. Site Plan revisions to include the following: Revise 'site parking data table' as follows: 1.) Remove 'other commercial & retail' calculation, 2.) Correct parking calculation for the 'automotive shop' using 1 space per employee + 3 spaces per vehicle bay, 3.) Correct parking calculation for the 'storage' using 'warehouse or storage facilities' calculation of 5 spaces per 2000 sf of GFA, 4.) Re-calculate total parking spaces required, 5.) Notate number of parking spaces provided; 7.) Notate on lower portion of table the need for any parking variances based upon differences between required and provided parking spaces; Revise dimensions for loading space to a minimum of 10ft by 25ft; Show inset detail showing required, level 3 compatibility buffering between proposed auto shop and surrounding residential uses; correct front, side, and rear building-to-property line set-back lines; amend 'general note' to include source of GIS topography data.
2. Drainage statement / cover letter from Certified Engineer confirming the adequacy of Stormwater management on-site, supported by both pre-development and post-development runoff coefficients, indicating if on-site stormwater management systems will be required to mitigate site runoff resulting from increased impervious surfaces. Statement / cover letter shall provide pre and post-development impervious cover calculations, and inclusive of existing dwelling on site (*p/o required SWP*).
3. The applicant must submit service confirmation letters for fire and/or EMS service to the site.

Board Comment:

Mr. Bull stated that the stormwater runoff would be determined by Fire Marshal.

Mr. Gambrell stated an engineer will make the stormwater runoff determination.

Mr. Tucker stated a registered professional engineer will calculate the pre and post development runoff to determine if the site can handle the runoff produced.

Ms. Leyva asked where the water line for the house was located and how the shop will be serviced.

Mr. Bull stated it comes in from Greenhouse Road on the far north property line.

Mr. Tucker asked if a fence was being built around the subdivision.

Mr. Bull confirmed.

Mr. Tucker asked if the subdivision fencing would be integrated into the parking and landscape buffering requirement.

Mr. Tucker stated that from a compatibility aspect, this particular area has many different uses in a small area.

Mr. Bull stated this is small scale business compared to others.

Ms. Leyva stated once this site is approved for a commercial automotive shop, even after it is sold, it will be approved for the automotive shop use.

Ms. Leyva asked if the proposed shop would have floor drains.

Mr. Bull stated no floor drains would be installed.

Ms. Leyva asked how large the vehicles would be that he would service at this facility.
Mr. Bull stated crew cab dually could fit into the bay. One ton trucks and lower will be serviced.

Mr. Homeyer asked the height of the outer walls.
Mr. Bull stated 14 feet.

Mr. Tucker asked if the race shop is still planned as well.
Mr. Bull confirmed.
Mr. Tucker asked if any dyno-testing would occur.
Mr. Bull stated it would not.

Mr. Homeyer stated the general dimensions for a typical parking space is double the length and width on the site plan. Also, the legal description on the site plan is not accurate, must be revised.

Mr. Gambrell stated the surveyor who prepared the site plan is licensed in the state of Florida.
Mr. Tucker stated in architecture field a 'fishing' license has to be obtained to do work in other states other than the one licensed in. Staff needs to confirm the extent of licensure for the surveyor preparing this project's site plan.

Other Business: None

STAFF UPDATES:

A. Administrative Approvals

- I. Thompson Minor Subdivision, Tract Split, 18100 N Mt. Olive Rd., Gravette AR 72722
 - Total acreage of 39.38 acres
 - Tract 1 – 33.02 acres
 - Tract 2 – 6.36 acres
 - Approved November 12, 2014

DISCUSSION ITEMS: None

Meeting Adjourned at 7:15 pm.

Sign-in Sheet

11/19/14

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